

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
AUGUST 18, 2016, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Joe Bowcutt
Councilmember Bette Arial
Councilmember Ed Baca
City Attorney Shawn Guzman
City Manager Gary Esplin
City Recorder Christina Fernandez**

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance was led by Scout Harrison Christiansen and Scouts from Troup 1830 and the invocation was offered by Ralph Atkin with the Interfaith Council.

Mayor Pike invited the SOUP Group to address the Council. Bob Claridge with the SOUP Group read a letter from Steve Sutton regarding the annual region pickleball tournament in St. George and a \$2,500 grant they would like to present to the City for a youth pickleball program.

Mayor Pike invited members of the St. George Exchange Club to come forward. Dustin Schofield stated that Ralph Atkin was one of the founding members of the Exchange Club about 42 years ago. They presented a donation of \$15,000 to the City for the All Abilities Park. Additionally, they announced that they donate \$1.00 for every registration in this year's Mayor's Walk for the purchase of new playground equipment for Vernon Worthen Park.

Mayor Pike introduced Dr. Jeff Jarvis with Dixie State University's College of the Arts. Dr. Jarvis and Phil Tuckett presented a PowerPoint presentation covering the following topics: Thank you; All Under One Umbrella; And... New Digital Film Degree; DocUtah; DocUtah's Lineup; and Moonshot Through the Double Helix. He mentioned some of this year's films and schedule.

Mayor Pike mentioned that a public hearing for Joule Plaza was advertised and changed. That item will not be heard tonight.

AWARD OF BID:

Consider award of bid for the purchase of custom marathon medallions, runner's awards and sponsor plaques for the 2016 SG Marathon.

City Manager Gary Esplin explained this bid award is for the medallions, awards and sponsor plaques for the marathon. Over the last couple of years, the City has used a sole source vendor.

Purchasing Manager Connie Hood added that the low bidder Kenworthy Monuments, a local vendor will supply the medallions and awards. The blanket purchase order amount will not exceed \$60,000.

City Manager Gary Esplin noted that the marathon participants pay an entrance fee that covers the cost of the medallions.

MOTION: A motion was made by Councilmember Hughes to award the bid for the Marathon medallions, runner's awards and sponsor plaques in the amount not to exceed \$60,000 to Kenworthy Monuments.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for the purchase of a new skid-steer loader for the Parks Division.

City Manager Gary Esplin advised this item in current budget. It is recommended to purchase the loader from Clark Equipment off the state contract. The cost is under the budgeted amount at a total of \$50,338.

MOTION: A motion was made by Councilmember Randall to award the bid to Clark Equipment in the amount of \$50,338 for a new Bobcat skid-steer loader for the Parks Division.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for work on the airport apron pavement, tie-down anchors and security fencing at the Airport.

City Manager Gary Esplin advised this bid is for construction work on the apron pavement as well as tie-down anchors and security fencing at the Airport. Straight Stripe Painting

was the low bidder. The FAA grant will pay 90% while the remaining 10% will come from the passenger facility charges.

Purchasing Manager Connie Hood recommended the low bidder Straight Stripe Painting in the amount of \$276,992.50. After the grant the City's portion will be \$27,699.25.

A gentleman with Jviation explained the cost is approximate.

MOTION: A motion was made by Councilmember Arial to award the bid for work on the airport apron pavement, tie-down anchors and security fencing to Straight Stripe Painting in the amount of \$276,992.50.

SECOND: The motion was seconded by Councilmember Baca.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for a construction management agreement for the St. George Industrial Park Phase 2 drainage project.

City Manager Gary Esplin explained this agreement is for phase 2 of the St. George Industrial Park drainage project. It is recommended to award the bid of the construction management contract to Jviation.

Purchasing Manager Connie Hood advised she does not have the total cost for the contract.

Councilmember Arial noted that the amount listed in the contract is \$44,078.94.

MOTION: A motion was made by Councilmember Bowcutt to award the bid to Jviation for construction management services for the St. George Industrial Park Phase 2 drainage project in the amount of \$44,078.94.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/PUBLIC ROADWAY NAME CHANGE/ORDINANCE:

Public hearing to consider changing the name of a public roadway known as 2960 South Circle, located off Gentry Lane at approximately 2960 South and 2520 East, to Gentry Court. Tyler and Clare Utley, applicants.

Assistant Public Works Director Wes Jenkins presented the request to change the name of a public roadway known as 2960 South Circle, located off Gentry Lane at approximately 2960 South and 2520 East, to Gentry Court. All five lot owners have been notified and are okay with the name change.

Mayor Pike opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Baca to change the name of a public roadway known as 2960 South Circle, located off Gentry Lane at approximately 2960 South and 2520 East, to Gentry Court.
SECOND: The motion was seconded by Councilmember Randall.
VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/PUBLIC ROADWAY NAME CHANGE/ORDINANCE:

Public hearing to consider changing the name of a public roadway known as 50 North Street, located between Shadow Point Drive and Eclipse Drive at approximately 1000 West, to Twilight Lane. Kip Kint, applicant.

Assistant Public Works Director Wes Jenkins presented the request to change the name of a public roadway known as 50 North Street, located between Shadow Point Drive and Eclipse Drive at approximately 1000 West, to Twilight Lane. There is only one resident that fronts the street.

Mayor Pike opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Randall to change the name of a public roadway known as 50 North Street, located between Shadow Point Drive and Eclipse Drive at approximately 1000 West, to Twilight Lane.
SECOND: The motion was seconded by Councilmember Arial.
VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye

Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

RESOLUTION:

Consider approval of a resolution amending the encroachment fee schedule.

City Manager Gary Esplin advised the Council adopted a resolution in June to approve fees to be effective July 1. The fees pertaining to encroachment fees said the fees would be charged per day, but it should have been per week.

MOTION: A motion was made by Councilmember Randall to approve the resolution amending the encroachment fee schedule.

SECOND: The motion was seconded by Councilmember Baca.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

SET PUBLIC HEARINGS:

Planner Ray Snyder advised at its meeting held on August 9, 2016, the Planning Commission recommended setting public hearings on September 1, 2016 to consider: 1) To amend the General Plan from Low Density Residential to Commercial on approximately 7.0 acres generally located at the intersection of 2450 South and River Road and 2) To amend the Hidden Valley Master Plan to construct a 54 unit townhome project on approximately 4.46 acres in the Planned Development Residential zoning district and to amend the Hidden Valley Master Plan to add additional units.

MOTION: A motion was made by Councilmember Randall to advertise the public hearings for September 1, 2016.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit to operate an in-home type I residential assisted living care facility at 1469 West 1270 North; zoning is R-1-8. Greg Thomas and Norma Herrera, applicants.

Planner Ray Snyder presented the request for a conditional use permit to operate an in-home type I residential assisted living facility at 1469 West 1270 North. He presented a PowerPoint presentation covering the following: summary of the request; excerpts of 10-7B-2; aerial map; zoning map; general plan map; photos of the home; floor plan; and staff comments. Planning Commission recommended approval with comments and conditions as follows:

1. A fire inspection would be required prior to operation. The applicant shall comply with all Fire Department conditions such as the posting of fire escape routes, smoke alarms, etc.
2. The applicant has sufficient paved parking. The applicant has the option to pave the gravel area with a hard surface (e.g. pavers, chip seal, asphalt, concrete, etc.) to the side of the existing driveway, but is not required.
3. Staff recommends to the Planning Commission to set the maximum number of elderly persons at three (3) persons for this residential assisted living facility.
4. Staff recommends approval.

The Planning Commission found that the following findings apply: noise, odors, safety, hours of operation, saturation/spacing; maintain character and purpose of zone and public health. He added that meals will be prepared on site and mentioned that staff has received a number of letters in opposition. Included in the packet is a He mentioned some of the reasons neighboring residents were opposed to the proposal.

Mayor Pike acknowledged the letters and emails received pertaining to this item.

City Attorney Shawn Guzman advised under state law, the City is allowed to identify factors to be considered in its ordinance to determine whether a conditional use would be allowed. If the factors cannot be substantially mitigated by the proposal, a request could be denied. In this case, all of the factors have been addressed and it does not appear there is a reason to deny the request as it does not have impacts on the neighborhood that could not be mitigated. Years ago, conditional uses were left up to the city, but in the last 10 years, state law has been tightened up to try to make it fairer for those making applicants to mitigate the factors if needed.

Mr. Snyder added the vote was 4-0; one of the Planning Commissioners abstained.

City Attorney Shawn Guzman explained that if the City determined factors could not be mitigated the Council could consider that. He added that there are special laws that apply to properties that provide this type of care to the elderly. In this case, it would fall under a conditional use permit. He explained the state requires inspections and that there are federal laws that apply as well when considering this type of facility.

Councilmember Baca commented that there are three private rooms and this is not a locked facility which means the residents will be allowed to come and go.

City Attorney Shawn Guzman explained if the applicant wanted to increase the numbers, they would have to return for approval and the factors would have to be looked at again. A state license will be required; the applicant is working on that. In this case, the home owners will be living in the home. As this is how it was proposed, it will be a requirement.

Councilmember Bowcutt noted that at the Planning Commission meeting, residents did not understand the difference between a public meeting and public hearing, it will be clarified in the future. He thanked the residents who submitted letters. He asked if approved, does the permit go with the property or owners.

City Attorney Shawn Guzman explained in this case, it goes with the owners; however, if someone else purchased the property and proposes a similar operation, it would be difficult to deny another conditional use permit. He stated that the City does not typically monitor if the applicants remain living in the home. The state will not return for another inspection; however, the kitchen will be inspected by the Health Department and the Fire Marshall will inspect the home to see that it meets fire code. Operators are approved; if they change, the City may not be notified. What the Council approves tonight could affect the property if the future it a change of ownership occurs.

Mayor Pike inquired if there were any federal or state fair housing laws that may apply.

City Attorney Shawn Guzman advised there are some federal laws that apply to care centers for the elderly; however, in this case the applicant has applied under a conditional use permit. It does not appear to be a reason to deny the request based upon the findings of the Planning Commission and the proposed operation of the facility under the City's ordinance and state law.

Councilmember Baca asked about dispensing medication.

City Attorney Shawn Guzman explained that would fall under state jurisdiction.

Mayor Pike mentioned that the Planning Commission is a recommending body. If the Council has questions on the findings, they can certainly get clarifications.

City Attorney Shawn Guzman advised in the opinion of the Planning Commission, the applicant has met the requirements of the ordinance for a conditional use.

Applicants Greg Thomas and Norma Herrera read a letter they wrote addressing the concerns of the neighboring residents. Ms. Herrera stated that they will not be dispensing any narcotics. The residents will not be allowed to have a driver's license.

Councilmember Bowcutt noted that Ms. Herrera's mother will be one of the three residents. If there were three relatives living with them, they would not need to obtain approval.

City Attorney Shawn Guzman stated that is correct. It is the state license that triggered the applicant's coming to the Council for approval.

Mr. Thomas added that visitors will be there during the day at reasonable hours.

Councilmember Hughes commented that these facilities are already out there; most neighbors do not even know they are there. He asked about signage.

The applicants stated they are not going to have signs. Ms. Herrera explained that level 1 is supervision and reminding the patients. There will not be any hospice care or home health care. If a patient reaches a higher level of care, that patient would have to move. Mr. Thomas added that they live in a nice neighborhood and want to keep it that way.

Mayor Pike mentioned that this is not a public hearing, but asked the Council if there were any issues raised by neighbors that were not addressed.

Councilmember Baca stated that he believes tonight's discussion satisfies the questions and concerns raised by neighbors.

MOTION: A motion was made by Councilmember Baca to approve the conditional use permit to operate an in-home type I residential assisted living care facility at 1469 West 1270 North.

SECOND: The motion was seconded by Councilmember Hughes adding that there be no signage and that there be only three (3) residents and the two (2) caregivers.

Councilmember Baca agreed to the additions.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit to operate an in-home child day care center at 3725 Gate House Lane; zoning is R-1-10. Tiffany Nelson, applicant.

Planner Ray Snyder presented the request for a conditional use permit to operate an in-home child day care center at 3725 Gate House Lane. He presented a PowerPoint presentation covering the following: summary of the request; a narrative from the applicant; vicinity map; aerial view; zoning map; Hyde Berry Park subdivision plat; site plan; floor plan and photos of the property and home. Applicant Tiffany Nelson has 15 children of her own, five of which are of the age that they would qualify to be in day care. Mrs. Nelson is that the total number of children cannot exceed sixteen and includes her children. City and State licenses will be required. It is proposed to predominately allow children from ages 2-5. Staff received several letters in support of the proposal. He read staff's comments as follows:

1. A certificate of occupancy will be required prior to the issuance of a business license for the day care.
2. Based upon other child day care conditional uses approved by the Planning Commission, staff recommends a maximum of sixteen (16) children.
3. A final fire inspection would be required prior to operation. The applicant shall comply with all Fire Department conditions; such as the posting of fire escape routes, smoke alarms, etc.
4. The applicant shall install safety fencing outside.
5. The applicants shall work with the neighborhood to mitigate any drop off and pick up issues.

6. The applicant shall provide a ratio of one (1) adult supervisor/instructor to eight (8) children.
7. The maximum number of children outside shall also require one (1) adult supervisor/instructor to each eight (8) children.

He then read the findings as follows that apply as follows: noise, safety, traffic, hours of operation; maintain character and purpose of zone and public health. The site plan does not show a pool, but does show a stream along the property.

City Attorney Shawn Guzman explains it is actually part of the drainage system that goes through their property.

Applicant Tiffany Kay Nelson added they have water shares that run through three days a week. It is kept a max depth of 8-10" – they will have a 6' high fence with a self closing gate. If a pool is ever added, it would be fenced. She understands that her children count in the ratios.

MOTION: A motion was made by Councilmember Arial to approve the conditional use permit to operate an in-home child day care center called Bloomington Buds at 3725 Gate House Lane.

SECOND: The motion was seconded by Councilmember Randall.

Mayor Pike mentioned the comments and conditions as listed by the Planning Commission.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Stone Cliff Phase 14-15, a 28-lot residential subdivision located north of Granite Way between Agate Drive and Flint Street; zoning is PD-R. He showed and outlined the preliminary plat.

MOTION: A motion was made by Councilmember Arial to approve the preliminary plat for Stone Cliff Phase 14-15.

SECOND: The motion was seconded by Councilmember Randall.

Councilmember Bowcutt asked if it was a no disturb area.

Mr. Jenkins explained that the ordinance states that a minimum amount of vegetation can be disturbed.

Councilmember Randall stepped out.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Desert Hills Plaza, a 16-lot commercial subdivision located at 840 East Desert Hills; zoning is PD-C. He showed and outlined the preliminary plat.

MOTION: A motion was made by Councilmember Arial to approve the preliminary plat for Desert Hills Plaza.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Rocky Point, a 3-lot residential subdivision located approximately Colorado Drive and 1900 East; zoning is RE-12.5. He showed and outlined the preliminary plat.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat for Rocky Point.

SECOND: The motion was seconded by Councilmember Baca.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Meadow Valley Farms Phase 6, an 8-lot residential subdivision located at 2300 East 4110 South; zoning is RE-20. He showed and outlined the preliminary plat.

Councilmember Randall returned.

MOTION: A motion was made by Councilmember Arial to approve the preliminary plat for Meadow Valley Farms Phase 6.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Grey Hawk apartments located at the northerly intersection of 2200 East and Dinosaur Crossing Drive; zoning is Planned Development Residential. He showed and outlined the final plat.

A discussion took place regarding who is going to install the road.

City Manager Gary Esplin explained that the adjacent property owner is the City; however, because it is part of the non-profit organization that is building an affordable housing project some CDBG funds may be available.

Mr. Jenkins added that the request will be subject to an agreement between Smith's and the developer for the traffic signal installation at Riverside and 2450 East, the lift station and improvements to 2450 East.

MOTION: A motion was made by Councilmember Arial to approve the final plat for Grey Hawk Apartments subject to the agreement formed between the adjacent property owners and the City.

SECOND: The motion was seconded by Councilmember Baca.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

FINAL PLAT:

Assistant Public Works Director Wes Jenkins presented the final plat for Sage Meadows Phase 4 located at approximately 1800 South and 3000 East; zoning is R-1-10 and R-1-12. He showed and reviewed the final plat. Additionally, he explained that the developer will return for a zone change as the northerly and southerly portions are zoned differently; therefore, they will have to adjust the zone lines so that the lots match.

MOTION: A motion was made by Councilmember Hughes to approve the final plat for Sage Meadows Phase 4.

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

AMEND FINAL SUBDIVISION PLAT/ORDINANCE:

Consider approval of an ordinance amending the final subdivision plats for Meadow Valley Farms Phase 4 and Meadow Valley Farms Phase 7. Development Solutions, applicant.

Assistant Public Works Director Wes Jenkins presented the request to amend the final plat for Meadow Valley Farms Phases 4 and 7. He showed and reviewed the final plats and explained the purpose of the amendment is to adjust the common line between lot 78 of Phase 4 and lot 79 of Phase 7 to match the location of where the block wall was built on the ground. The utilities easement will remain the same; JUC has approved the request.

MOTION: A motion was made by Councilmember Hughes to approve the ordinance amending the final subdivision plats for Meadow Valley Farms Phase 4 and Meadow Valley Farms Phase 7.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

AMEND FINAL SUBDIVISION PLAT/ORDINANCE:

Consider approval of an ordinance amending the final subdivision plat for Coyote Springs. Michael and Kristi Shaw, applicants.

Assistant Public Works Director Wes Jenkins presented the request to amend the final plat for Coyote Springs. He showed and reviewed the final plat and explained the purpose of the amendment is to amend lots 19, 20, 21 and 28 by changing the 35' setback to a 25' setback. The lots that front on 2800 South will be required to provide a circular driveway.

MOTION: A motion was made by Councilmember Hughes to amend the final subdivision plat for Coyote Springs amending the setbacks and requiring circular drives.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

SUBDIVISION OF 10 LOTS OR LESS:

City Attorney Shawn Guzman advised that the applicant agreed for the Council to table the item until September 1st.

City Manager Gary Esplin explained staff has received some correspondence regarding this item. It is zoned correctly for this type of use; however, there are some issues regarding splitting the property, easements and access issues and the different zoning of two parcels. Staff asked the applicant to table the item until staff can meet with the proposed property owner to resolve some of the issues raised in the letters pertaining to traffic, lights, landscaping, design and location. The request does not require a public hearing as it is already zoned commercial.

Applicant Neal Walter agreed to table the request until September 1st.

MOTION: A motion was made by Councilmember Randall to table the item until September 1st.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

FAA GRANT APPROVAL:

Consider approval of an FAA grant for snow removal equipment and apron work, including tie-downs and security fencing at the Airport.

City Manager Gary Esplin explained the Council approved the purchase of the equipment at the last meeting. This request approves the grant from the FAA to purchase the equipment.

MOTION: A motion was made by Councilmember Hughes to accept the grant from FAA in the amount of \$815,670.

SECOND: The motion was seconded by Councilmember Baca.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

PROPERTY DEED TO UDOT:

Consider approval of a property deed to UDOT for the two remaining parcels from the Dixie Drive Interchange along the edge of Dixie Drive, west of I-15.

City Manager Gary Esplin explained the properties are the two remaining parcels that should have been deeded to UDOT from the Dixie Drive Interchange. The City has received parcels from UDOT as well.

MOTION: A motion was made by Councilmember Arial to approve the property deed to UDOT for the two remaining parcels from the Dixie Drive Interchange.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

Councilmember Hughes restated that in his motion for the previous item, he meant to say the FAA, not the FFA.

COMMERCIAL LEASE AGREEMENT:

Consider approval of a commercial lease agreement with Dixie State University for the old airport hangar.

City Manager Gary Esplin advised the lease agreement with Dixie State University for the use of the old airport hangar will be for a period of three years in the amount of \$50,000 per year. At the end of the three years, the University may purchase the property at the appraised value.

MOTION: A motion was made by Councilmember Baca to approve the lease agreement with Dixie State University for the old airport hangar for a period of three years at a cost of \$50,000 per year.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

AMENDMENT TO THE LEASE FOR ST. GEORGE MUSICAL THEATER:

Consider approval of an amendment to the lease between the City of St. George and the St. George Musical Theater.

City Manager Gary Esplin advised the terms of the lease were discussed at last week's work meeting.

MOTION: A motion was made by Councilmember Randall to approve the amendment to the lease between the City of St. George and the St. George Musical Theater.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

MEMORANDUM OF UNDERSTANDING WITH DRUG ENFORCEMENT ADMINISTRATION:

Consider approval of a memorandum of understanding between the City of St. George and the Drug Enforcement Administration for leasing of office space.

City Manager Gary Esplin explained this is a memorandum of understanding between the City of St. George and the Drug Enforcement Administration for the lease of office space in the City Commons building.

MOTION: A motion was made by Councilmember Randall to approve the

SECOND: The motion was seconded by Councilmember Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

REPORTS FROM THE MAYOR, COUNCILMEMBERS AND CITY MANAGER:

Mayor Pike mentioned there is a need for additional Planning Commission Members – he asked the Council for suggestions.

Councilmember Arial commented the Art Around the Corner meeting was very positive. Their new president is Susan Jarvis.

Councilmember Baca mentioned that the funeral services for Sheldon Johnson will be held on Monday.

Councilmember Hughes reported that things are going well with the Animal Shelter Board.

Mayor Pike mentioned that adding the transportation local option sales tax to the ballot this November was approved by the County Commission. The City and the Council cannot advocate, but can educate; however, the Council can advocate individually as it is their 1st Amendment right. He explained that regarding the MPO, the City has three shares of voting rights at \$5,000 annually per share. The MPO has approved waiving two of the shares and let the City retain its voting right for the year. That \$10,000 will be used to pay the Transportation Coalition to educate citizens about the tax.

Councilmember Randall reported that Bill Toole, who is over the Washington County Veterans Coalition, is now in the VA home in Ivins with dementia. She also mentioned that Dick Warner, a Pearl Harbor survivor passed away recently – his funeral will be held Saturday. The Shade Board Tree meeting held on Tuesday; they heard a number of requests to cut down trees. They did approve some of the trees to be removed, but not all of them.

Mayor Pike mentioned a gentleman by the name of Roger Brooks who charges \$25,000 - \$30,000 to assess communities. He has assessed many in Utah. There is an offer by the State Tourism office, which expires tomorrow, to pay half the cost. The County will pay ¼ of the cost and the City would pay the remaining cost -\$6,250. His assessment will give you feedback on the good things and what things can be improved.

After a discussion, the consensus of the Council is to move forward.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Randall to discuss a property purchase and litigation.

SECOND: The motion was seconded by Councilmember Baca.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.

ADJOURN:

MOTION: A motion was made by Councilmember Randall to adjourn.

SECOND: The motion was seconded by Councilmember Baca.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye
Councilmember Baca – aye

The vote was unanimous and the motion carried.